

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Woods at Casselberry Preliminary Site Plan Approval of 180 Apartment Units in 10.72 Acres Zoned R-4 (Multiple-Family Dwelling District).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Francisco Torregrosa **EXT:** 7387

**Agenda Date** 1/05/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the request for 180 apartment units in 10.72 acres zoned R-4 (Multiple-Family Dwelling District), subject to staff conditions, located on the south side of Howell Branch Road approximately 800 feet south of Jergo Road (Francisco Rojo/Landmark Companies, applicant); or
2. Recommend DENIAL of the request for 180 apartment units in 10.72 acres zoned R-4 (Multiple-Family Dwelling District), subject to staff conditions, located on the south side of Howell Branch Road approximately 800 feet south of Jergo Road (Francisco Rojo/ Landmark Companies, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 1 – Commissioner Dallari

Francisco Torregrosa, Planner

**BACKGROUND:**

The applicant, Francisco Rojo/Landmark Companies, proposes revisions to a development plan approved in 1981. The original plan depicted 120 apartment units on approximately 13.5 acres zoned R-4 (Multiple-Family Residential) located on the west side of Jergo Road, approximately 800 feet south of Howell Branch Road. The R-4 zoning requires that a development plan accompany the application for rezoning. Any change to the development plan shall be resubmitted to the Planning and Zoning Commission and the Board of County Commissioners for approval prior to issuance of any building permit. Because the revised development plan indicates an increase in density, staff advertised the request as a public hearing. The revisions to the 1981 site plan include increasing the number of apartment units from 120 to 180 and reducing the acreage from

**Reviewed by:**

**Co Atty:** \_\_\_\_\_

**DFS:** \_\_\_\_\_

**OTHER:** \_\_\_\_\_

**DCM:** \_\_\_\_\_

**CM:** \_\_\_\_\_

**File No.** Z2004-042

13.5 to 10.72 acres. These revisions effectively increase the proposed density from 8.9 units per acre to 16.8 units per acre. The future land use designation of the subject property is High Density Residential, which allows the proposed apartments at the proposed density.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the requested revised development plan as submitted and attached with the following conditions:

1. Construction of a six foot brick or masonry wall along the entire eastern property boundary as required by active/passive buffer design standards (LDC 30.1232); and
2. Construction of pedestrian access sidewalks/trails around the retention pond; and
3. Upgrade of Jergo Road to County standards from Howell Branch Road to the entrance of the apartment complex.

Attachments: Proposed Development Plan  
Existing Development Plan  
Zoning and Land Use Maps

## Woods at Casselberry Apartments

Development Plan Approval on R-4 zoned Property (Multiple-Family Dwelling District)		Z2004-064
REQUEST		
APPLICANT	Francisco Rojo / Landmark Companies	
REZONING	NA	
FUTURE LAND USE	High Density Residential	
APPROXIMATE GROSS ACRES	10.72	
LOCATION	Located on the south side of Howell Branch Road approximately 800 feet south of Jergo Road	
BCC DISTRICT	District 1 – Dallari	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION	Staff recommends APPROVAL of the development plan.	

## STAFF ANALYSIS & FINDINGS

### OVERVIEW

#### **Zoning Request:**

The applicant, Francisco Rojo/Landmark Companies, is requesting approval of a revised development plan, in order to build 180 apartment units on 10.72 acres in the R-4 zoning district. No rezone is required since the property is already zoned R-4. However, since the proposed density of 16.8 units per acre is more than that the approximately 8.9 units per acre proposed in a 1981 development plan found in County records, approval of the revised plan is required. The future land use designation of the subject property is High Density Residential, which allows the proposed apartments.

The applicant is proposing access off of Jergo Road. This roadway will be required to be upgraded to meet County standards from Howell Branch Road to the entrance of the proposed apartment complex. The applicant understands and has agreed to abide by this requirement. Staff, therefore, recommends approval of the development plan as submitted.

The existing zoning and future land use designations surrounding the subject property are as follows:

Location	Future Land Use*	Zoning*	Current Use
Site	HDR (High Density Residential)	R-4 (Multiple-Family Dwelling District)	Vacant
North	HDR (High Density Residential)	R-4 (Multiple-Family Dwelling District)	Vacant, Church and Apartments
South	City of Casselberry Multi-Family	City of Casselberry Multi-Family	Apartments
East	LDR (Low Density Residential)	R-2 (One and Two-Family Dwelling District) and R-1A (Single-family Dwelling District)	Single-family Residences
West	City of Casselberry Multi-Family	City of Casselberry Multi-Family	Townhomes

## **SITE ANALYSIS**

### **Facilities and Services:**

The proposed zoning is consistent with the adopted future land use designation assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.

Water and sewer service is available to the site and supplied by the City of Casselberry. The property may annex into the City as a result of the utility connections.

### **Transportation / Traffic:**

Access is available to the site from Howell Branch Road through Jergo Road. Howell Branch Road is classified as a Minor Arterial and has an adopted Level of Service "D+20%". It is currently operating at a Level of service of "D" in this area.

### **Compliance with Environmental Regulations:**

At this time there are no concerns with compliance with environmental regulations. The applicant must demonstrate at site plan approval that 25 percent of the trees are being preserved.

### **Compatibility with Surrounding Development:**

The property has a High Density Residential land use designation, and the proposed apartments are allowed in that future land use category. The property is surrounded by

High Density Residential to the north, Medium and Low Density Residential future land use on the east and southeast, and the City of Casselberry to the south and west.

**STAFF RECOMMENDATION**

Staff recommends approval of the revised development plan with the following conditions:

1. Construction of a six foot brick or masonry wall along the entire eastern property boundary as required by active/passive buffer design standards (LDC 30.1232); and
2. Construction of pedestrian access sidewalks/trails around the retention pond; and
3. Upgrade of Jergo Road to County standards from Howell Branch Road to the entrance of the apartment complex.

TOTAL REQUESTED	¥ 505 (23)
FOR AMPLIFIERS	
TOTAL PROVIDED:	
10 x 20 FOR AMPLIFIERS	¥ 80
9 x 18 "FOR AMPLIFIERS	¥ 10
12 x 20 HAND-UP SPEAKERS	¥ 0
TOTAL PROVIDED	¥ 350
FOR AMPLIFIERS	
TOTAL PROVIDED	¥ 2
10 x 18 "FOR AMPLIFIERS	¥ 1
12 x 20 "L.C. FOR CLIPHOUSE	¥ 1

UNIT 1 BUILDING FIVE SUMMARY:

(9) APARTMENT BUILDINGS (NO TOTAL APT. UNITS)

-01 BLDG. TYPE 1, 2-STORY W/6 UNITS  
1 (1.5 BR/2 BATH UNITS) x 1 = 6

-03 BLDG. TYPE III, 3-STORY CENTER & 2-STORY ENDS W/20 UNITS  
1 (1.5 BR/2 BATH UNITS) x 5 = 80

-03 BLDG. TYPE III, 3-STORY S24 UNITS  
1 (2 BR/2 BATH UNITS) x 3 = 36  
1 (3 BR/2 BATH UNITS) x 3 = 36

TOTAL 2 BR/2 BATH UNITS = 120 (61 %)  
TOTAL 3 BR/2 BATH UNITS = 60 (33 %)

APT. MAX. BLDG. HEIGHT = 48'-0" S44'

AMENITIES:  
CLIMBERE W/POOL  
TENNIS COURT  
TENNIS HALL  
TENNIS LOT

Diagram of a tree with labels: BUILDING ID. NUMBER, NO. OF UNITS, BUILDING TYPE.

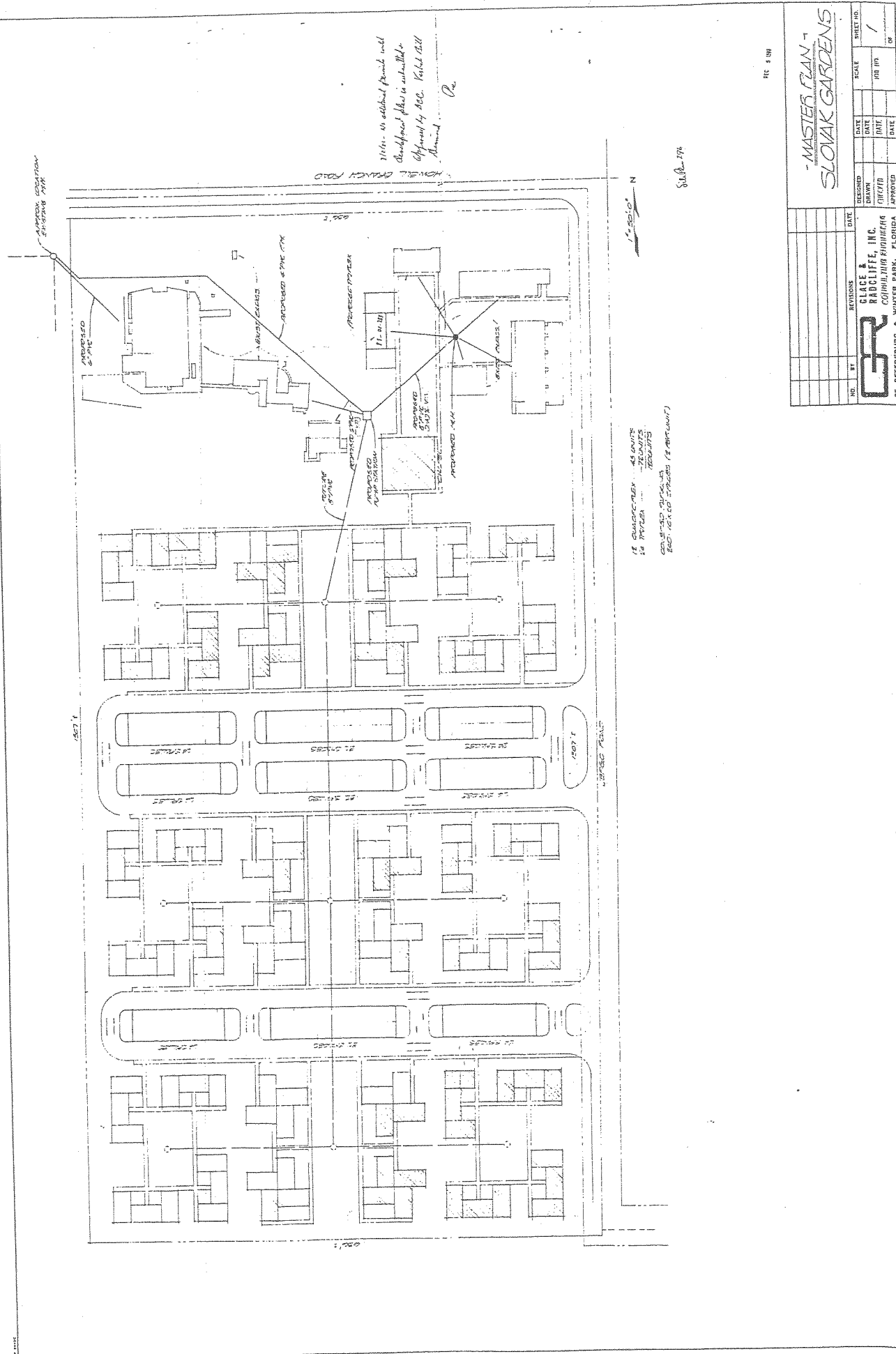


GRAPHIC SCALE

ARCHITECTURAL SITE PLAN

$$\frac{1}{1} = 1$$

# DEVELOPMENT PLAN - 1981



eminole County, Florida

# Property Appraiser Services

Your Source for Property Information... Quick, Convenient, Accurate

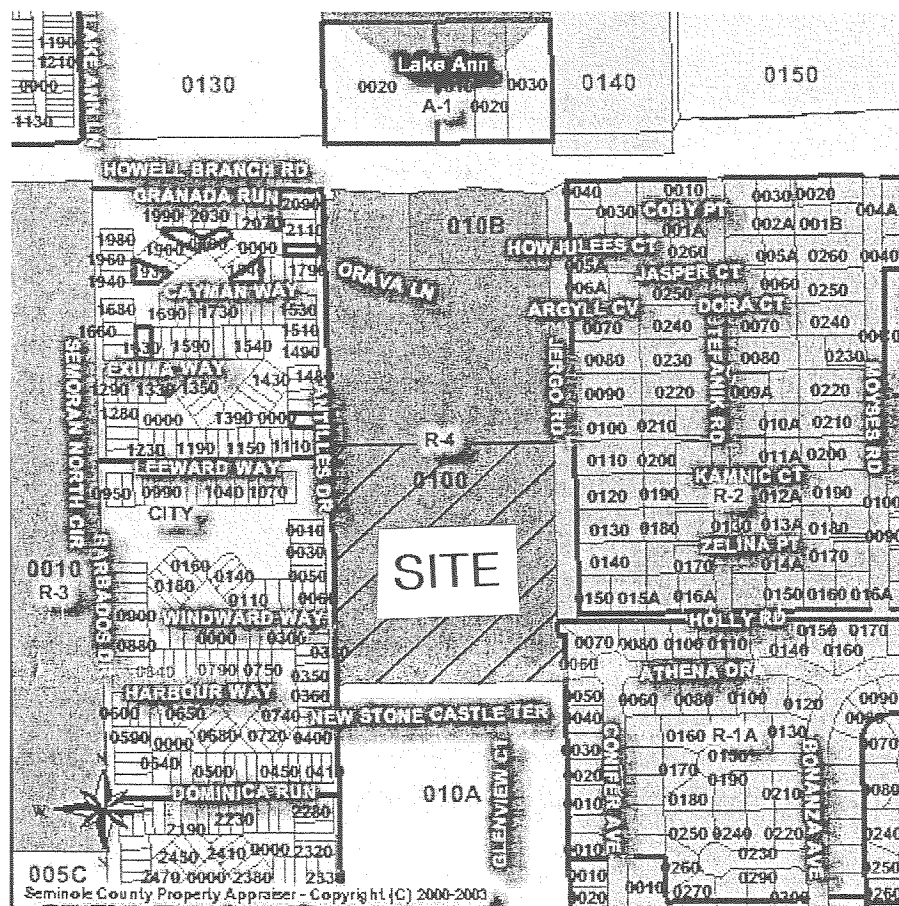
H. W. "Bill" Suber CFA, ASA



Seminole County

Property Appraiser  
Services1101 E. First St.  
Sanford FL 32771  
407-665-7506

## ZONING MAP



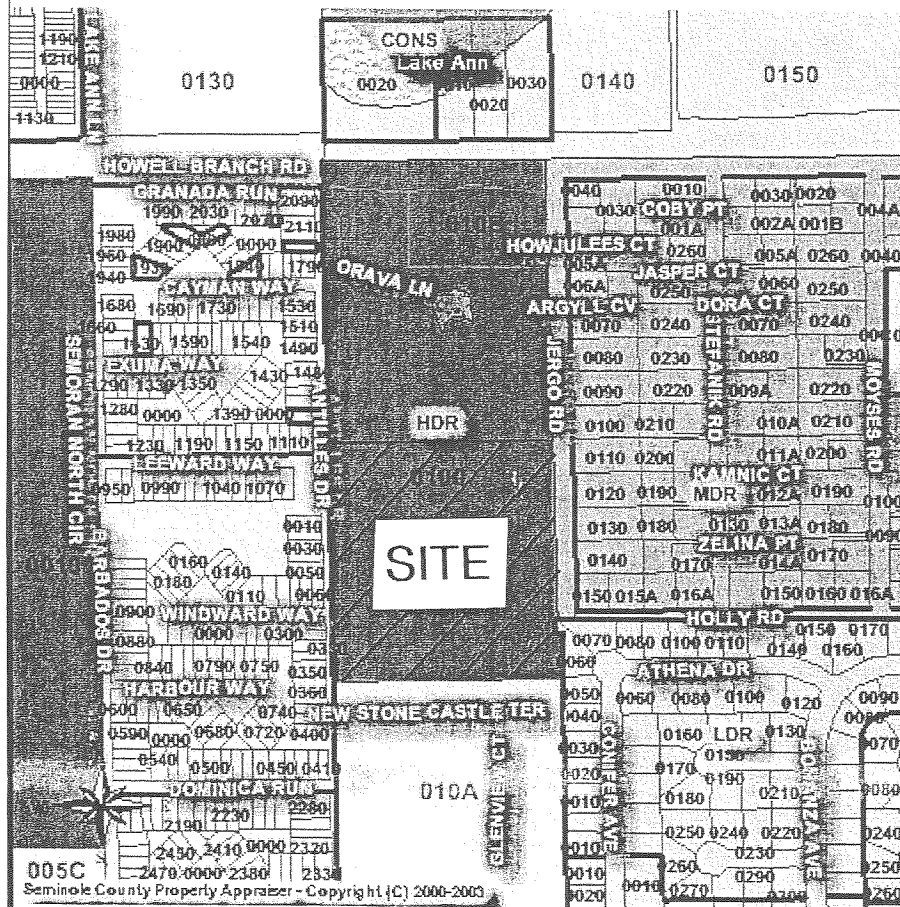




**Seminole County**  
*Property Appraiser Services*

1101 E. First St.  
Sanford FL 32771  
407-665-7546

**FUTURE LAND USE MAP**



Seminole County Property Appraiser - Copyright (C) 2000-2003

- Legend**
- County Boundary
  - Streets
  - Hydrology
  - Subdivision Lines
  - Parcels
  - Future Land Use**
    - Commercial
    - High Density Resd
    - High Intensity PD, Airport
    - High Intensity PD, Target Industry
    - High Intensity PD, Transitional
    - Industrial
    - Low Density Resd
    - Medium Density Resd
    - Mixed Development
    - Office
    - Planned Development
    - Public: County Owned
    - Public: Grave Site
    - Public: Other Govt. Entity
    - Public: Rest Area
    - Public: School
    - Public: Utility
    - Rural 10 Ac
    - Rural 3 Ac
    - Rural 5 Ac
    - Recreation
    - Suburban Estates
    - Conservation Overlay
  - Facilities
  - Golf Course
  - Parks